

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
SPRINGWOOD HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Springwood
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Springwood Homeowners Association, Inc.
4. Recording Data for Association: Plats are all filed at Bexar County:
Replat Establishing Springwood Subdivision: Doc# 960314, Volume 9509, Page 137
Unit 1: Vol. 9552, pgs. 203-204, Vol. 9558, pgs. 115-116
Unit 1A: Vol. 9558, pgs. 205-206, Vol. 9558, pgs. 111-112
Unit 2: Vol. 9554, pgs. 6-7, Vol. 9558, pgs. 113-114
Unit 3: Vol. 9555, pgs. 179-180, Vol. 9558, pgs. 109-110
Unit 4: Vol. 9558, pgs. 170-171
Unit 5: Vol. 9564, pg. 55
Unit 6: Vol. 9565, pg. 216

5. Recording Data for Declaration and any amendments: **Declaration of Covenants, Conditions and Restrictions:** Unit 1& 1A: Book 9411, pgs. 31-42

Certificates of Annexation: Unit 2: Volume 9654, pg. 2397, Unit 3: Book 10053, pg. 2265
Unit 4: Book 10543, pg. 1237, Unit 5: Book 11346, pg. 1748, Unit 6: Book 11519, pg. 538

Declarations of Use Restrictions: Unit 1 and 1A: Book 9411, pg 18, Unit 2: Book 9654, pg. 2384
Unit 3: Book 10053, pg. 2267, Unit 4: Book 10543, pg. 1237, Unit 5: Volume 11346, pg. 1733
Unit 6: Volume 11519, pg. 541

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws: Signed on July 1, 2002 and filed with Doc. 20080205475-1. Vol. 13686, pg 1353

Filed June 21, 2002 with the Office of the Secretary of State of Texas and filed with Doc. 20080205475, Vol. 13686, Pg. 1353.

Previous filed Resolutions/Policies: Collection Policy signed 3/20/2007

Administrative Resolution No. 2007001, Administrative Resolution No. 200702

Violation Policy signed 3/20/2007, Administrative Resolution No. 2005001

ACC Policy Regarding Fence Stains, Record Retention Policy, Records Inspection Policy

Payment Plan Policy, Email Registration Policy, Membership Voting Policy

Architectural Guidelines for: Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions signed 9/25/2015 are filed under Document Number 20150187896:

Record Retention Policy, Records Inspection Policy Membership Voting Policy

E-Mail Registration Policy, Roofing Material Guidelines, Flag Display guidelines

Drought Resistant Landscaping and Natural turf Guidelines

Violation Enforcement Resolution, Application of Payments Policy, Conflict of Interest Policy

Electronic and Telephonic Action Policy, Payment Plan Policy, Solar Energy Device Guidelines

Standby Electric Generators Guidelines, Assessment Collection Policy

Rainwater Collection Devices Guidelines, Religious Item Display Guidelines

Springwood Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines dated 6/15/2017 are filed under Document No. 20170155513.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Springwood Homeowners Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

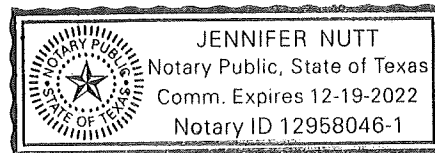
County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Springwood Homeowners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/3/2021 1:54 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk